



*Plan and Zoning Commission
Staff Report*

Meeting Date: September 6, 2016

Agenda Item: Village at Rock Creek Plat 1 Site Plan
Report Date: August 31, 2016 *ESC*
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Associate Planner

Staff Recommendation:

That the Plan and Zoning Commission approves the Village at Rock Creek Plat 1 Site Plan.

Project Summary:

Village at Rock Creek Plat 1 is an 11.17 acre development located east of NW Irvinedale north of NW 36th Street. The site plan consists of 84 attached townhome units and 6 single family lots. The site is zoned R-3, Multiple-Family Residence District restricted to 10 units/acre.

The general layout adds a cul-de-sac bulb at the end of the existing NW 40th Street where the 6 single family lots are located. The west side of the subject property is where the attached townhome units are located. Private streets will provide access to the west side of the site and will have access off of NW Irvinedale Drive. Twelve inch water main will be extended north along NW Irvinedale Drive. Eight inch water main and sanitary sewer will be extended throughout the development. The developer is proposing to provide park site dedication through payment in lieu of dedication.

A landscaping plan has been submitted as part of the site plan. Open space, landscaping, and screening requirements have been met.

**Site Plan Worksheet
Village at Rock Creek Plat 1**

The site plan regulations in the zoning code have a variety of design standards and factors for review. The following worksheet is intended to provide staff's comments related to this project and those items.

A. Site Development

- 1. The orientation, alignment, spacing, and placement of a building, driveway, parking area and/or service area on the site shall be compatible with and complimentary to buildings and sites in the neighboring area.**

The proposed buildings meet all setback requirements. The single family lots will tie into the existing development to the east. The attached townhomes will be on the west side of the site and will be accessed off of NW Irvinedale Drive.

- 2. The site shall be planned to be compatible with the streetscape that is prevalent in the area.**

The site plan complies with the landscaping, screening, and parking lot requirements of the code. Headlight screening along NW Irvinedale Drive is shown on the landscape plan.

- 3. The site shall provide for adequate parking and circulation for vehicles, bicycles and pedestrians. This includes safe bicycle and pedestrian movement from public walks to the building and from parking areas to the building.**

There are 189 parking stalls required. A total of 272 parking stalls have been provided. A sidewalk connection from the proposed 8 foot trail to the site is provided. Five foot sidewalk is being provided in front of the single family lots.

- 4. The site shall have such entrances and exits upon adjacent streets and such internal traffic circulation pattern as will not unduly increase congestion or decrease safety on the site or surrounding public streets. Studies of the traffic impact shall be provided if deemed necessary by the Community Development Director.**

The development will be accessed from a single access off of NW Irvinedale Drive. The single family lots will be accessed off of the existing NW 40th Street. A traffic study has been approved. The plan shows a 3 lane entrance/exit onto NW Irvinedale Drive.

- 5. Parking areas shall be treated with decorative elements, building wall extensions, plantings, berms, or other means so as to reduce their impact on public ways and adjoining properties.**

Headlight screening is being shown for the parking adjacent to NW Irvinedale Drive. Additional landscaping is being used to screen parking within the development.

- 6. Service areas; loading and unloading docks, delivery areas, dumpsters, outside storage areas and large storm water detention basins shall be treated with decorative elements, building wall extensions, plantings, berms, or other means so as to screen from view from public ways and adjoining properties.**

There are no outdoor storage areas proposed with the development. The landscaping proposed meets the requirements of the Code.

7. **All newly installed utility lines shall be underground and entry fixtures located away from high use areas or screened in an approved manner.**

All services will be underground.

8. **Exterior lighting, when used, shall enhance the building design and the adjoining landscape. All lighting should be appropriate to the use of the building and surrounding properties with intensity of illumination limited to its intended use and not as an attraction to the site. Lighting shall be directed to eliminate impacts on adjoining sites.**

Site lighting will be directed away from adjoining properties and downward.

9. **The design shall provide adequate provisions for surface and subsurface drainage. Storm water detention, drainage and storm sewer improvements shall be designed to reduce the danger of erosion, flooding, landslide or other endangerment of surrounding property.**

Storm water detention for this parcel will be provided within a stormwater management facility located in between the townhome lots and the single family lots to the east. Ultimately the plat drains east then is piped south towards the Rock Creek North regional detention pond.

10. **Utility connections to water and sanitary sewer lines shall be designed so as to not overload existing public utility lines. Studies of system loading shall be provided if deemed necessary by the Community Development Director.**

Twelve inch water main will be extended north along NW Irvinedale Drive. An 8" water main and 8" sanitary sewer will be extended throughout the development.

11. **Site design should provide open space in areas visible to the public. A majority of the required open space should be located in front and side yards.**

The site meets open space requirements.

12. **Landscaping shall enhance architectural features and contribute to the beauty and utility of a development. Existing trees should be protected whenever possible to maintain the maturity of the site.**

The proposed landscaping conforms to the open space, parking shading, and screening requirements.

B. Building Design

1. **Buildings shall have good scale and maintain or enhance the established scale of buildings and sites of neighboring buildings and sites.**

Townhome elevations are included in the September 6th meeting packet. The proposed townhomes are two stories and will be in similar scale to the surrounding properties.

2. **Materials selected for buildings shall provide compatible textures and colors as those of neighboring buildings.**

Residential building materials are proposed.

3. **All mechanical equipment or other utility hardware on roof, ground, or buildings, refuse and waste removal areas, service yards, storage yards, and exterior work areas shall be screened from or located as not to be visible from public view, using materials consistent with the building and site.**

There are no outdoor storage areas proposed with the development. The landscaping proposed meets the requirements of the Code.

4. **Multiple buildings on the same site shall provide for compatible and complimentary design and materials.**

The townhomes will all be constructed of the same materials.

C. Signs –All signage requires sign permits and needs to comply with sign regulations of Chapter 195.

D. Factors for Evaluation

The following factors and characteristics, which affect the function and appearance of a development, should govern the Plan and Zoning Commission's evaluation of a site plan submission:

1. **Conformance to Design Standards and other applicable code requirements**

The plans submitted conform to the written regulations of the City.

2. **Location of the building(s), and the relationship to the development site and neighboring buildings and sites.**

The site layout is compatible with setbacks.

3. **Layout and utilization of building, parking, drive-ways, and open spaces.**

The buildings and proposed parking layout are appropriate.

4. **Architectural character, including scale, style, color and type of material, of the building and signage as it relates to the neighborhood.**

The proposed townhomes buildings are two story structures. The townhomes and single family lots relates to the surrounding neighborhood.

5. **Impact on sanitary sewer, storm sewer, drainage, water, and street systems.**

It appears that the impacts on these utility systems can be accommodated adequately.